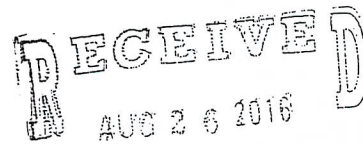




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August 26, 2016

Ms. Shannon Silver  
Planning Coordinator  
Town of New Boston  
P.O. Box 250  
7 Meetinghouse Hill Road  
New Boston, NH 03070



Dear Ms. Silver:

Thank you for allowing me the opportunity to meet with the Planning Board on Tuesday, August 23, 2016 to discuss the Town's parcel data and GIS needs. I am confident that we have the skills and experience necessary to resolve the issues we discussed with your existing mapping system, while also implementing a powerful, easy to use and sustainable geographic information system (GIS).

Pursuant to the Board's request, this letter is sent to briefly summarize the options and associated costs we discussed. These options are focused on addressing the overall spatial accuracy of your existing parcel data. As we discussed, recognizing the parcel data will serve as the foundation for the Town's GIS, it is our strong recommendation that the Town invest in improving the spatial accuracy of the parcel data prior to implementing GIS solutions.

Option 1 – Onscreen Parcel Recompilation: This project would focus on improving the spatial accuracy of the parcel data by recompiling it on screen using the most current NH Orthoimagery available from NH GRANIT as a base map. During this process, CAI staff would overlay the NH Parcel Mosaic GIS data layer (current to 2009) over the Orthoimagery and shift/align the parcel boundaries to physical features visible on the orthoimage base map. Dimensions shown on the Town's existing tax maps will be considered during this process. However, it is important to note that CAI staff will not review available record information (deeds & surveys) as part of the scope of this project. Errors that exist in your current maps will not be corrected.

The primary advantage for considering this option is the cost relative to a complete Town wide parcel remapping project. Although recognizing record research is not included in this option, parcel acreages will not be recalculated and the accuracy of the parcels at the conclusion of the project are subject to staff interpretation of the physical evidence on the orthoimage base map. While the spatial accuracy of the parcel data will improve from what we reviewed during our meeting, inaccuracies in the parcel data will still exist.

The budget cost for option 1 is \$25,000. As part of this budget, CAI will also incorporate the changes on your 2016 tax maps into the 2009 parcel mosaic source data and the resulting data will be structured for one data set parcel map maintenance moving forward. Further, this budget includes implementing the AxisGIS Online application I demonstrated during our meeting and one year hosting services.

Option 2 – Complete Town Wide Record Research Parcel Remapping: This project would include the preparation of a new, accurate, town wide mapping system that will bring the parcel data up to professional accepted standards. The overall process for this project is quite intensive. I want to emphasize that new maps would be generated - no rubber-sheeting or best fitting of your existing maps would be done. As stated above in option 1, that would only transfer any existing errors into the new system.

The map compilation will be accomplished by acquiring and plotting all available surveys, and reviewing and plotting the deed descriptions for every parcel onto the most currently available NH GRANIT orthoimage base map. All the information on the new maps including, but not limited to, road lines, water lines (streams, ponds, wetlands), property lines, dimensions, new areas, all new parcel numbers, a new tax map index map, survey lot numbers would be structured on unique layers, enabling a variety of subsequent mapping and analytical benefits.

During our meeting, it was clear to me that the Board is considering moving forward with implementing a local government GIS. While there is tremendous value in doing so, it is very important to understand that if the GIS is developed from inaccurate data, the value and utility will be significantly reduced. The ability to complete abutter's queries and relate flood zones, topography, and wetlands to property lines won't be of much value with the inaccurate parcel fabric that currently exists.

The budget cost for Option 2 is \$155,000, which can be spread out over 3 municipal budget cycles. As part of this project, once the parcel data development and tax map production process are complete, we will include implementing the AxisGIS Online GIS platform and one year of web hosting.

I believe these options, while not described in great detail, adequately convey a basic understanding of project scopes and associated costs. If you would like to discuss these options in greater detail, and/or would like me to attend a meeting to discuss further, please don't hesitate to contact me.

Thank you again for the opportunity to provide mapping and GIS services to the Town of New Boston. We look forward to hearing from you.

Sincerely,



Timothy Fountain, GISP  
Vice Present

TF/pah